

IN RE: PETITION FOR VARIANCE
N/S Hillstead Drive, 2,030' W
of the c/l of Falls Road
(802 Hillstead Drive)
3rd Election District
2nd Councilmanic District

Donna M. Smith
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-450-A
*

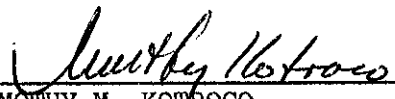
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

WHEREAS, this matter was scheduled for consideration of a Petition for Variance at a public hearing to be held on July 6, 1998; and,

WHEREAS, pursuant to the receipt of a written request for withdrawal of same by Donna M. Smith, legal owner,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of July, 1998 that the Petition for Variance filed in the above-captioned matter be and the same is hereby DISMISSED WITHOUT PREJUDICE.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Donna M. Smith
802 Hillstead Drive, Lutherville, Md. 21093

Mr. Benjamin Bates, Sanders Designs
108 W. Timonium Road, Suite 202, Timonium, Md. 21093

People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 7/14/98
By [Signature]



450

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 802 HILLSTEAD DRIVE
which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A 04.3.B.3 (AND AMEND APPROVED DEVELOPMENT PLAN) TO PERMIT A
PROPERTY LINE SETBACK OF 40 FT. IN LIEU OF THE REQUIRED 50 FT. AND
TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 14 IN HILLSTEAD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

NEED A GROUND FLOOR BEDROOM ADDITION FOR INVALID MOTHER,
BUT DUE TO LAYOUT OF EXISTING HOUSE IT IS NOT PRACTICAL TO LOCATE
ADDITION ELSEWHERE EXCEPT AS SHOWN ON PLAT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

DONNA M. SMITH

(Type or Print Name)

Signature

(Type or Print Name)

Signature

802 HILLSTEAD DR.

Address

410
560 2624

Phone No

LUTHERVILLE MARYLAND 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BENJAMIN BATES @ SANDERS DESIGNS

Name

108 W. TIMONILUM RD. SE 202

Address

410
560 2624

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

JL

DATE

5/21/98

98-450-A

ORDER RECEIVED FOR FILING

Date

By

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

450

ZONING DESCRIPTION FOR 802 HILLSTEAD DRIVE

Election District 3

(address)
Councilmanic District 2

Beginning at a point on the NORTH side of _____
(north, south, east or west)

HILLSTEAD DRIVE which is 40 FEET
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 2030 FEET WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street FALLS ROAD
(name of street)

which is 50 FEET wide. *Being Lot # 14,
(number of feet of right-of-way width)

Block --, Section # -- in the subdivision of
HILLSTEAD as recorded in Baltimore County Plat
(name of subdivision)

Book # 58, Folio # 42, containing

88730 SF (2.037 AC).
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

98-450-A

BALTIMORE COUNTY, MD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND No. 35574

366 #450

DATE 5/21/98 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: SANDERS DESIGNS

FOR: RV FILING AND AMEND FDP

PAID RECEIPT
PROCESSED 5/21/98 09:30:58
REF 432 CASHIER ERIC JAR JAWAR
5 MISCELLANEOUS RECEIPT
Receipt # 046628
CR NO. 053749
100.00 CASH
Baltimore County - Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

98.450-A

NOTICE OF PUBLIC HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hear a public hearing in Town Hall on the property identified herein as follows:

Case: #8-493-A
802 Highland Drive
MS Highland Drive 2030
W of Falls Road
3rd Election District
2nd Congressional District
Legal Owners:
Daniel M. Smith
Katherine J. Smith
In order to permit a property setback of 40 feet in front of the required 50 feet and to amend the last approved Final Development Plan for Lot 14 in Highland
Hearing: Monday, July 5, 1998 at 11:30 a.m. in Room 407, County Courts Bldg., 407 Rossby Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible for special accommodations. Please call (410) 867-3333. (2) For information concerning the file number hearing, please call (410) 867-3331.

6/3/98, June 10 2237448

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 450

Petitioner: DONNA M. SMITH

Location: 802 HILLSTEAD DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONNA M. SMITH

ADDRESS: 802 HILLSTEAD DRIVE

LUTHERVILLE MD. 21093

PHONE NUMBER: 410 296 6917

AJ:ggs

(Revised 09/24/96)

98-450-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-450-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A PROPERTY LINE
SETBACK OF 40 FT. IN LIEU OF THE REQUIRED 50 FT
AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT
PLAN FOR HILLSTEAD, LOT # 14

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
June 18, 1998 Issue - Jeffersonian

Please forward billing to:
Donna M. Smith 410-296-6917
801 Hillstead Drive
Lutherville, MD 21093

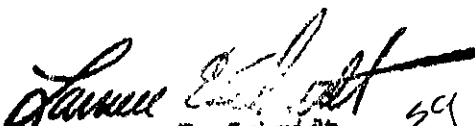
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-450-A
802 Hillstead Drive
N/S Hillstead Drive, 2030' W of Falls Road
3rd Election District - 2nd Councilmanic District
Legal Owner: Donna M. Smith

Variance to permit a property line setback of 40 feet in lieu of the required 50 feet and to amend the last approved Final Development Plan for Lot 14 in Hillstead.

HEARING: Monday, July 6, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 8, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-450-A
802 Hillstead Drive
N/S Hillstead Drive, 2030' W of Falls Road
3rd Election District - 2nd Councilmanic District
Legal Owner: Donna M. Smith

Variance to permit a property line setback of 40 feet in lieu of the required 50 feet and to amend the last approved Final Development Plan for Lot 14 in Hillstead.

HEARING: Monday, July 6, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Donna M. Smith
Sanders Designs

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 21, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 29, 1998

Mr. Benjamin Bates
Sanders Designs
108 W. Timonium Road, Suite 202
Timonium, MD 21093

RE: Item No.: 450
Case No.: 98-450-A
Petitioner: Donna M. Smith
Location: 802 Hillstead Drive

Dear Mr. Bates:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 21, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455,
456, 460, 461, 462, 463, 464, 465, and John D.
Barone

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 7

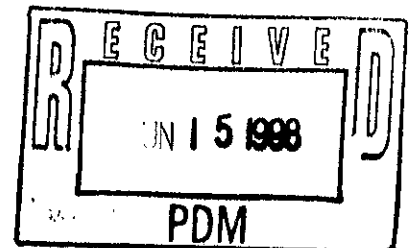
DATE: 6/15/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	441	453
	442	455
	443	457
	445	458
	450	459
	452	462

RBS:sp

BRUCE2/DEPRM/TXTS8P



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 8, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 443, 444, 445, (450) 452, 455, 456, 462, 464, and 465

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

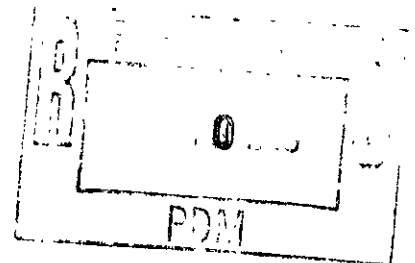
Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerna

AFK/JL





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-6-94
Item No. 450 JLL

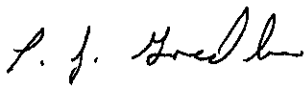
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 23, 1998

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, 457, 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

16844 Wesley Chapel Road
Case No. 98-381-SPHA

1820 Clearwood Road
Case No. 98-438-SPHA

Hereford Plaza
Case No. 97-308-SPHA

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE
802 Hillstead Drive, N/S Hillstead Drive,
2030' W of Falls Road, 3rd Election District,
2nd Councilmanic

Legal Owners: Donna M. Smith

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-450-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bates, Sanders Designs, 108 W. Timonium Road, Suite 202, Timonium, MD 21093, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

7/6/98
Y
wcp

To File

July 2, 1998

Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Attn: Arnold Jablon, Director

Re: Case Number: 98-450-A
802 Hillstead Drive
N/S Hillstead Drive, 2030' W of Falls Road
3rd Election District - 2nd Councilmanic District
Legal Owner: Donna M. Smith

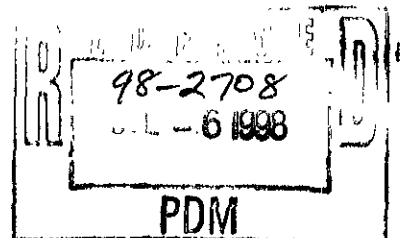
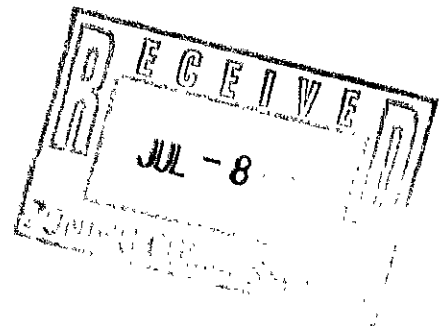
Dear Mr. Jablon,

Effective today, July 2, 1998, I hereby wish to withdraw my Petition for Variance (to permit a property line setback of 40 feet in lieu of the required 50 feet and to amend the last approved Final Development Plan for Lot 14 in Hillstead) for the above referenced address and case number. Please cancel the hearing set for Monday, July 6, 1998 at 11:00am in room 407, County Courts Building, 401 Bosley Avenue. Thank you.

Sincerely,



Donna M. Smith
Legal Owner



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

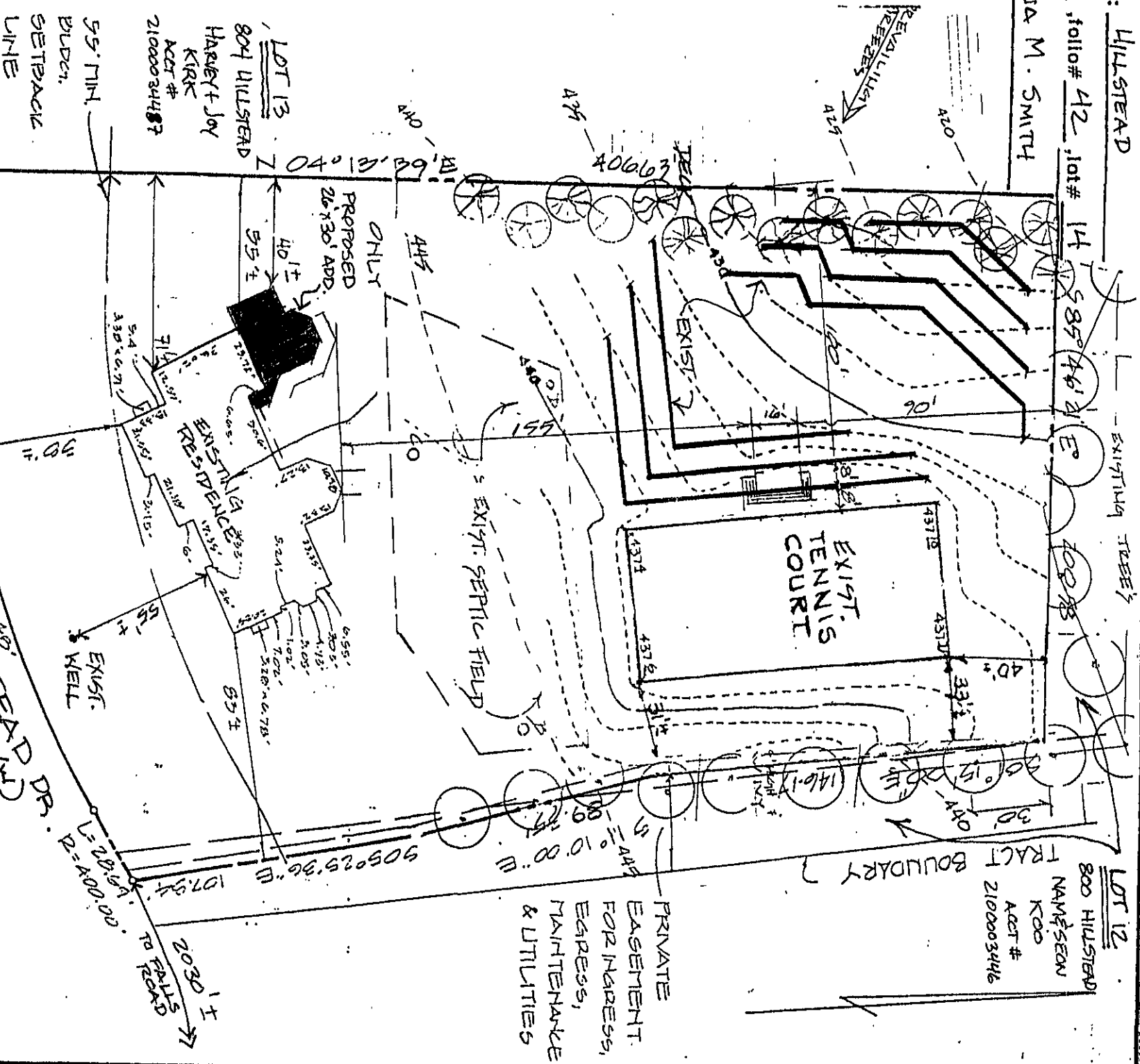
PROPERTY ADDRESS: 802 HILLSTEAD DRIVE

Subdivision name: HILLSTEAD

plat book# 58, folio# 42, lot# 14

OWNER: DONNA M. SMITH

see pages 5 & 6 of the CHECKLIST for additional required information



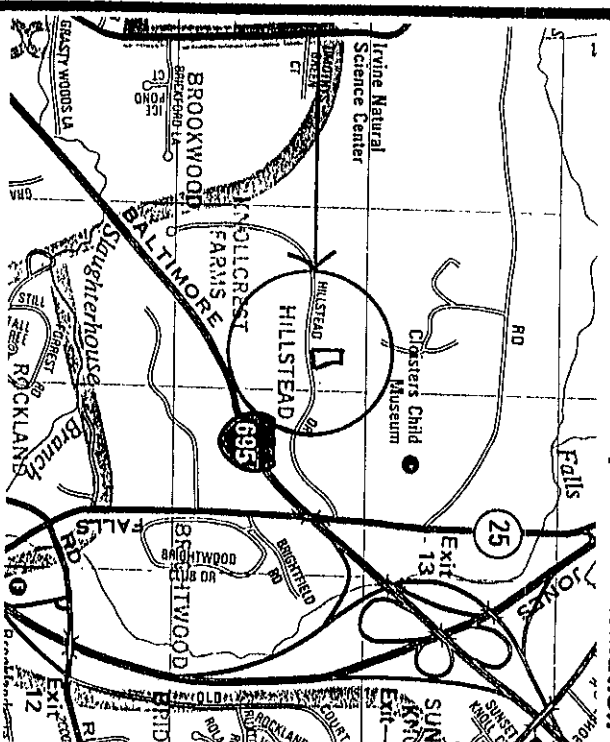
North

date: 5-21-98

prepared by: SANDERS DESIGNS

BENJAMIN BATES

Scale of Drawing: 1" = 50'



Vicinity Map ADC # 26 C5
scale: 1" = 2000'

LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"=200' scale map#: NW 11-C

Zoning: R.C. 5

Lot size: 2.037 acreage 88730 square feet

SEWER: ☐ Public ☒ Private
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ Yes ☒ No
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

98 450 A

